



An  
Bord  
Pleanála

**Board Direction**  
**BD-018260-24**  
**ABP-317445-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

1. Having regard to
  - a. the core strategy set out in the Wicklow County Development Plan 2022-2028 including tables 3.5 (housing targets) and 3.6 (development completed, underway and permitted) which indicate that the housing targets for the Greystones-Delgany settlement in the plan period have already been reached;
  - b. the settlement strategy contained in the Wicklow County Development Plan 2022-2028 which sets out the strategic role and function of Greystones-Delgany as a level 3 self-sustaining town, wherein the priority is for balanced growth and a focus on the consolidation of the existing built up area;
  - c. the scale and quantum of new housing being proposed, in excess of the housing growth targets for the settlement over the development plan period,
  - d. the location of the proposed development on peripheral greenfield lands outside of the existing built up footprint of the existing settlement,

- e. RPO 4.1 of the Eastern & Midland Regional Spatial and Economic Strategy 2019-2031 concerning the preparation of core strategies in development plans to ensure towns grow at a sustainable and appropriate level,
- f. Objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the Wicklow County Development Plan 2022-2028,
- g. Sustainable Residential Developments and Compact Settlement: Guidelines for Planning Authorities 2024,

it is considered that the development proposed would conflict with the core strategy and settlement strategy in the development plan, would be inconsistent with policy objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the Wicklow County Development Plan 2022 and would be contrary to the objectives of the Regional Spatial and Economic Strategy. Having regard to the above, the scale of development being proposed at this location would be excessive. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the relevant provisions of the Wicklow County Development Plan 2022-2028, which notes that a new Local Area Plan will be made for the settlement of Greystones, Delgany and Kilcoole (with the future local area plan listed as second in the order of priority of plans to be made) and to the associated Core Strategy Table A: LAP Towns, which refers to a surplus of previously zoned land in this settlement and notes that, '...remaining surplus land will be addressed in the next LAP', it is considered that the proposed development would be premature pending the making of a statutory local area plan for this overall settlement and which will confirm the final appropriate quantum and location of residential zoned lands. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

### Note

- The Board noted the commentary of the Inspector in their reason for refusal regarding the current absence of zoning. The Board considered that this issue had not been fully ventilated in the context of the appeal and would ordinarily be subject to further circulation and discussion. However, having regard to the substantive reasons for refusal the Board decided not to pursue this matter further at this time.
- The Board also noted the amended proposal submitted by the applicant in their appeal. However, the Board did not consider that this proposal, entailing inter alia a significant increase in unit numbers and density, would address the substantive reasons for refusal set out above. The Board also considered it would not be appropriate to attempt via a condition to reconfigure the scheme with additional units to address planning requirements. Instead, it was determined that such a material change would require a full design revision and should properly be subject to a separate consent exercise.

**Board Member**

*Eamonn James Kelly*  
Eamonn James Kelly

**Date:** 20/11/2024